



**AGENDA**  
**BOARD OF ARCHITECTURAL REVIEW**  
**Greer City Hall, 301 E. Poinsett St, Greer, SC 29651**  
**April 12, 2022 @ 10:00 AM**  
**Public Hearing and Business Meeting**

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of the City of Greer Planning Division, should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 or City Administrator (864) 848-5387 as soon as possible, but no later than 48 hours before the scheduled event.

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**I. ADVISORY MEETING**

A. February 2022 Minutes

**II. NEW BUSINESS**

A. New Business Meeting

**III. OTHER BUSINESS**

A. Planning Report

**IV. EXECUTIVE SESSION**

**V. ADJOURN**

**Category Number: I.**  
**Item Number: A.**



**AGENDA**  
**BOARD OF ARCHITECTURAL REVIEW**  
**4/12/2022**

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**February 2022 Minutes**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Feb 2022 BAR Draft Minutes	4/5/2022	Cover Memo



**City of Greer**  
**Board of Architectural Review Minutes**  
**February 8, 2022**

**Members Present:** Linda Wood, Chairman  
David Langley  
Betsy Potter  
Eddie Burch

**Absent:** Brandon Price, Vice Chair

**Staff Present:** Brandon McMahan, Planner

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**I. Call to order- Opening remarks**

Ms. Wood called the meeting to order and read the opening remarks.

**II. Minutes of Board of Architectural Review Meeting**

**ACTION** – Ms. Potter made a motion to approve the minutes from the November 9, 2021 Board of Architectural Review meeting. Mr. Burch seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

**III. Election of Officers**

**ACTION** – Ms. Potter made a motion to nominate Ms. Wood as Chair. Mr. Burch seconded the motion. The motion passed with a vote of 4 to 0.

**ACTION** – Ms. Wood made a motion to nominate Ms. Potter as Vice-Chair. Mr. Langley seconded the motion. The motion passed with a vote of 4 to 0.

**IV. Public Hearing**

Ms. Wood read a brief statement about conducting the public hearing section of the meeting.

**A. BAR 22-01**

Ms. Wood opened the public hearing for BAR 22-01.

Staff presented the basic information for this request.

**B. BAR 22-02**

Ms. Wood opened the public hearing for BAR 22-02.

Staff presented the basic information for this request.

**V. New Business**

**A. BAR 22-01**

Ms. Wood opened the business meeting for BAR 22-01.

Staff presented informed the board that this request was to designate the Greer Mill site as a locally designated historic property. Staff went over the requirements from the code of ordinances to designate a property with this designation and made a recommendation of approval.

The board discussed the request with staff and asked about the process for the local designation. Staff informed the board that the request if approved go to Planning Commission as a map amendment to the zoning map and then to council for two reading. Staff also informed the board that the owners were going through national designation and they may have the property designated by the NPS before the local designation could be approved.

The board asked once the property was designated would the request for Bailey Bill approval come back to the board for approval. Staff informed the board that it would come back to the board for approval.

**ACTION** - Mr. Burch made a motion to approve the request to designate the Greer Mill site as a locally designated historic property. Ms. Potter seconded the motion. The motion passed with a vote of 4-0. The motion was approved

#### **B. BAR 22-02**

Ms. Wood opened the business meeting for BAR 22-02.

Staff presented their analysis and recommendation for approval for the request.

The board asked about the approved color pallets. Staff informed the board of the two approved color pallets and it would be reviewed at the time of building permit review.

**ACTION** – Mr. Burch made a motion to approve the request. The motion was seconded by Ms. Potter. The motion passed with a vote of 3-0, with Mr. Langley abstaining. The motion passed.

#### **VI. Other Business**

Staff provided an update on SHPO's annual training.

#### **VII. Adjourn**

There being no other business to discuss, Ms. Wood made a motion to adjourn. The meeting was adjourned at 10:52 am.

Category Number: II.  
Item Number: A.



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**BOARD OF ARCHITECTURAL REVIEW**  
4/12/2022

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**New Business Meeting**

**ATTACHMENTS:**

Description	Upload Date	Type
❏ New Business Presentation	4/5/2022	Cover Memo



***Greer***

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***City of Greer, SC***

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***Board of Architectural Review***

# Docket - BAR 22-03

 Location: 300 Randall St

 Parcel Identification Number (PIN): G020000401300

 Request: Bailey Bill

 Owner: Letchworth Properties, LLC

 Applicant: Letchworth Properties, LLC

 Business: Event Space

# Docket - BAR 22-03





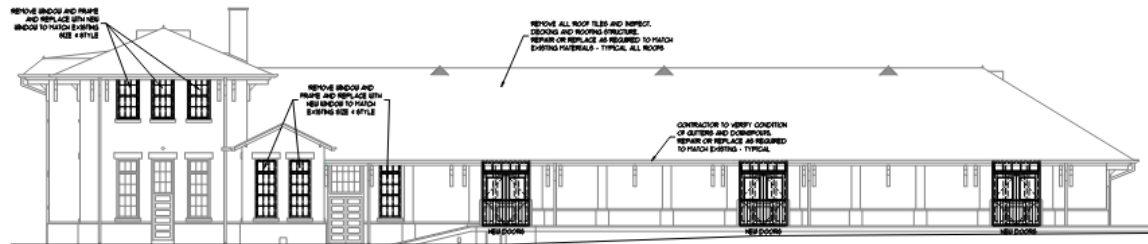
# Docket - BAR 22-03



# Docket - BAR 22-03

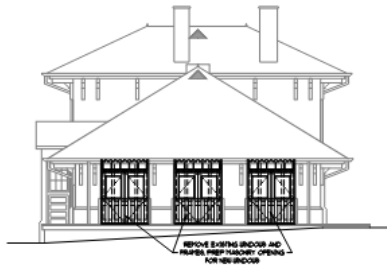


# Docket - BAR 22-03



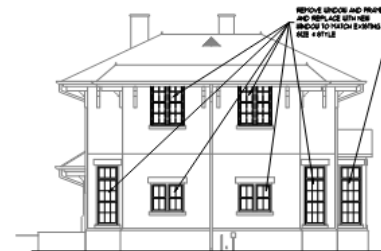
4 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



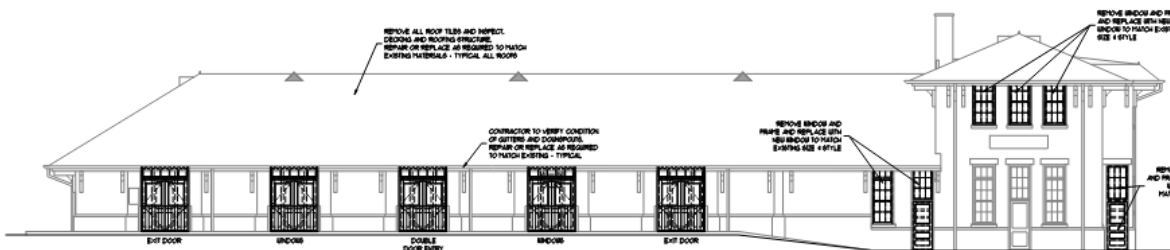
2 EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 WEST ELEVATION

SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

## EXTERIOR PAINT COLORS

ROOF SUPPORT BRACKETS, GUTTER (SEE BELOW)  
BRICKS, GUTTER (SEE BELOW)  
DOORS, GUTTER (SEE BELOW)

GUTTER PAINT FOR BRACKETS, BRICKS & DOORS  
BASED ON SHERRILL'S PAINT PRODUCTS

PRODUCT NO. ARTIST  
DESCRIPTION, ONE EXT. GIL. ULTRA  
5/8" ORDER NO. (QUANTITY/PAINT)

COLOR CODE	QTY	EXT.	ULTRA
02 RED-ORANGE	4	50	10
03 TAN/CREAM	4	50	10
11 YELLOW	1	25	5
14 RED-RED	1	25	5
15 BLUE	1	25	5
21 BLACK	1	25	5

GUTTER AND DOWNSPOUT SUPPLIER:

PEEL, ROOFING SUPPLY INC.  
1010 N. HIGHWAY 101  
RENNETT, GA 30150

GUTTER MATERIAL: 14 GA. PREPARED GALVALUME  
GUTTER FINISH: 1/4" ALUMINUM OR OTHER AS TO MATCH GUTTER  
PAINT SPECIFIED ABOVE.

# Docket - BAR 22-03

## Section 38-88 Special Property Tax Assessment for Rehabilitated Historic Properties

Property Owner: Letchworth Properties LLC

Address 300 Randall St Ste A

City Greer State SC Zip 29651

Property Address: 300 Randall St

Property Parcel Identification Num

Approval Granted by Board of Architectural Review Date:

Special Assessment Per

Years (Maximum 20 Years)

### Current Assessed Value

\$400,570.00

20%-29% Expenditures 5 Year Assessment		\$80,114 - \$120,170
30%-39% Expenditures 10 Year Assessment		\$120,171 - \$160,227
40%-49% Expenditures 15 Year Assessment		\$160,228 - 200,284
50%-100% Expenditures 20 Year Assessment		\$200,285 - 400,570

Remaining Projected Expenditures on 300 Randall St

\$503,775.44



# Docket - BAR 22-03



A large, stylized wave graphic in shades of blue and white, curving around the word 'Greer'.

***Greer***

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***City of Greer, SC***

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***Board of Architectural Review***

Category Number: III.  
Item Number: A.



**AGENDA**  
**BOARD OF ARCHITECTURAL REVIEW**  
4/12/2022

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Planning Report